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TUOLUMNE COUNTY

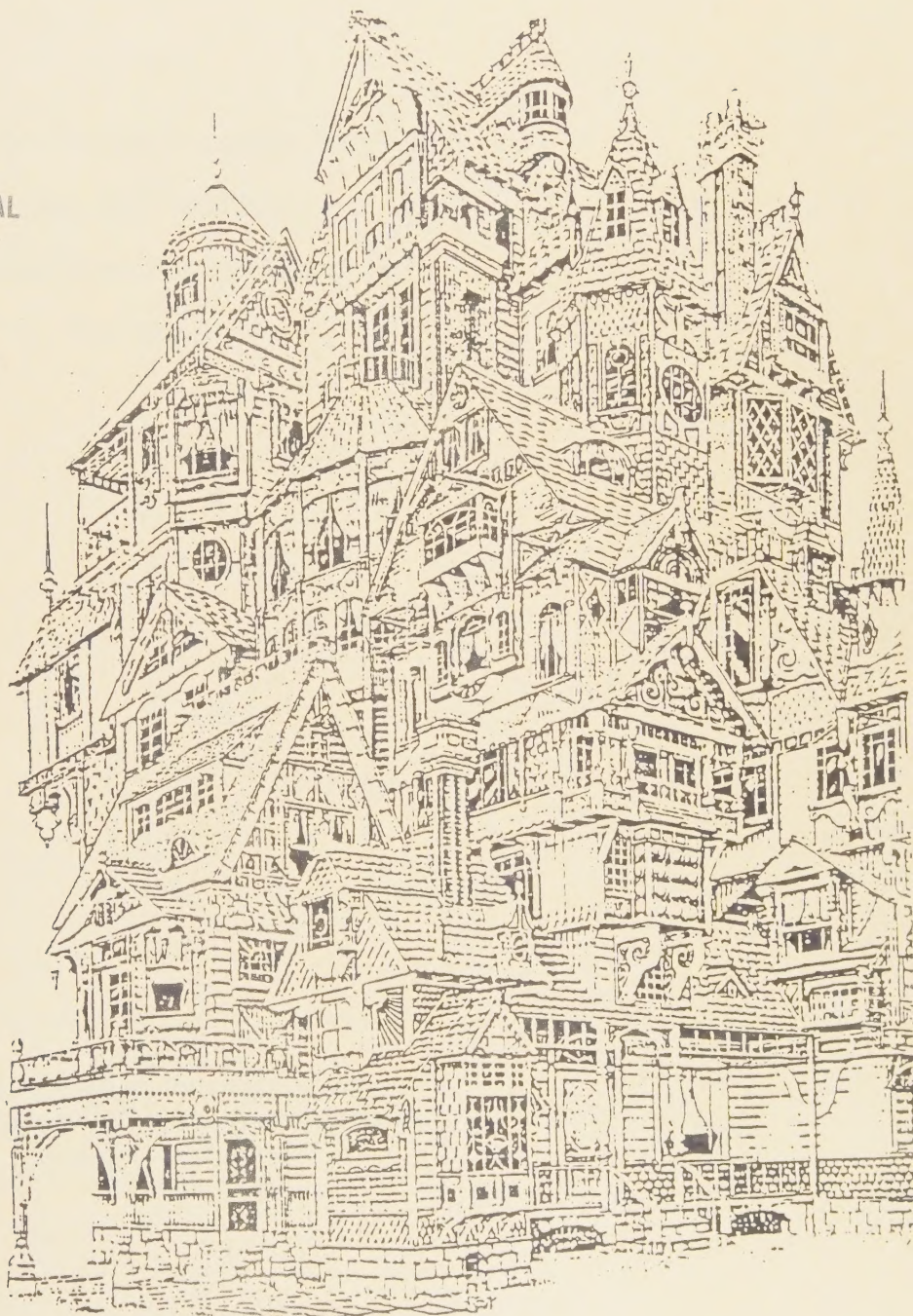
HOUSING ELEMENT

1992-1997


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TUOLUMNE COUNTY HOUSING ELEMENT

1992 - 1997 AMENDMENT

Adopted by the Board of Supervisors

Resolution No. —

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## I. INTRODUCTION

Pursuant to Government Code Section 65588 (b)(4), which requires Housing Element updates every five years, this 1992 Housing Element is the amendment and update to the December 31, 1985 adopted Housing Element. The document is prepared in accordance with Article 10.6, Sections 65583 through 65588 of the California State Government Code.

As required by the Government Code, the element does contain the following:

- a. An identification and analysis of existing and projected housing needs.
- b. Analysis of population and employment trends in relation to the locality's existing and projected housing needs for all income levels.
- c. Analysis of household characteristics and housing stock conditions.
- d. Inventory of adequate sites for housing, including vacant sites, sites having the potential for redevelopment; analysis of relationship of zoning and public services to these sites.
- e. Analysis of governmental and nongovernmental constraints upon maintenance, improvement, or development of housing for all income levels.
- f. Analysis of special housing needs including the handicapped, elderly, and persons in need of emergency shelter.
- g. Analysis of opportunities for energy conservation with respect to residential development.
- h. Preservation of subsidized units.

In preparing the 1992 to 1997 report, it has become evident that County government must take a pro-active stance in local housing issues. Tuolumne County is no longer a vacation destination for Bay Area residents. We are now a population of over 48,000 with the one incorporated city, the City of Sonora. We are hard pressed for economic development to sustain those who have chosen the County for permanent homes. We do not have the infrastructure to meet existing levels of services that are demanded by our population, nor do we have the opportunity to study the impacts of this growth. Our time is spent playing "catch up" with development while we try and preserve those resources that make the County unique and attractive.

We have twelve (12) defined communities that have the characteristics of independent cities, yet are all administered by County Government. Of the twelve, four have design review boards, while three of these have Area Planning Commissions that act independently of the County Planning Commission; all of the Commissions are accountable to the County Board of Supervisors.

Of service providers, there are fourteen separate school districts, six water districts, 45 water purveyors, six sewer districts, eight fire districts, and two hospitals (one owned and operated by Tuolumne County). And within a community set at the base of the Sierras, there are several interest groups that have a strong voice in local government.

Tuolumne County's efforts to stay off the homogenization of the community is an arduous task, but it is for that very reason why all these commission, districts, and organizations exist. Unfortunately, meeting the housing needs of the less visual and vocal has not been as high a priority as growth and resource management.

Contained in this document is Tuolumne County's commitment to action. We will look at what progress has been made over the last seven years in providing housing for the residents of the County as well as identify housing issues and needs of the community that have gone unmet. We will assess the limitations that exist on a government and non-government basis, and finally present specific goals, policies and programs that will enable us to address these needs.



## II. SUMMARY AND RECOMMENDATIONS

Tuolumne County is growing at a steady rate of approximately 5% a year. The majority of the County's population is white, in their mid 30's, is in a service related profession, married without children and has a median income of \$31,500.00.

There has been a 42% increase in households since the 1980 Census which was accompanied by a 53% change in population during the same period. The vacancy rate in 1990 dropped to 28% from the 1980 level of 33%.

Housing affordability is the number one concern for residents of Tuolumne County. The average Tuolumne County family of four at the median income level is able to afford the purchase of a \$101,368. home. The average sale price of a home in Tuolumne County is \$133,068.

Our infrastructure to support this growth is minimal. Development fees, land values, and permit processing have all added to the difficulty in providing affordable housing.

The 1990 Census indicates that of the 16,010 total households in Tuolumne County, 28% are over the age of 60, 8% are composed of single mothers with children (of which approximately 40% qualify at the poverty level), and 4% are overcrowded.

During the planning period of 1990 to 1997, Tuolumne County's Regional Fair Share of Housing is 19,664 housing units; 26% for the very low income group, 15% for other low, 20% for moderate and 39% for above moderate.

Our goals and policies have changed to meet the needs of our community, while giving priority to new programs in order to implement these changes. These policies include the following:

- A. Initiate rezoning of properties suitable for low and moderate income residential development.
- B. Actively solicit developers for low and moderate income housing while providing construction incentives; including the reduction of development fees.
- C. Promote the adoption of a County wide inclusionary ordinance.
- D. Encourage the extension of public services.
- E. Establish and support a Housing Advisory Committee.



### III. REVIEW OF 1985 HOUSING ELEMENT

In 1985 the Housing Element was predicated upon three policy objectives as defined by the State:

- \* The provision of decent housing in a satisfying environment for all persons regardless of age, race, sex, marital status, ethnic background, level of income, or other arbitrary factors.
- \* The provision of an adequate supply and choice of housing opportunities by location, type, price and tenure.
- \* The development of a balanced residential environment with access to employment opportunities, community facilities, and adequate services.

In reviewing the County's progress in meeting the goals of the Housing Element, the following were accomplished during the period of 1985 through 1991:

1. 3,848 single family units were constructed; 624 multifamily and 5,715 mobilehomes.
2. 83 single family homes were rehabilitated in Jamestown.
3. 29 single family homes were rehabilitated in Tuolumne City.
4. 262 senior housing units constructed.
5. 146 low income housing units constructed.
6. 1987 Board of Supervisors adopted Density Bonus Ordinance; provides for additional 25% units to be developed when set aside as low income housing.
7. 1987 distribution of Tuolumne County Development Code Manual.
8. 1989 CDBG application approved for \$30,000.00 for Tuolumne County Housing Needs Study.
9. 1990 CDBG application approved for \$26,500.00 for Tuolumne City Housing Need and Infrastructure Study.
10. In final stage of amending zoning ordinance to streamline procedures in the construction of duplexes and triplexes.
11. In process of finalizing EIR to waive mitigation development fees for low and moderate income and senior housing projects.

Specifically, the table presented below outlines the projections made by the 1985 Housing Element along with what the County actually accomplished.

Table 1. REVIEW OF 1985 HOUSING ELEMENT

1985 ELEMENT PROJECTIONS	RESULTS	EXPLANATION OF DIFFERENCE
Develop Density Bonus Ordinance	Adopted 1987	Accomplished
Major repairs or rehabilitation of 208 SFD units - Jamestown	84 units rehabilitated	Lack of funding
Major repairs or rehabilitation of 234 SFD units - Tuolumne	29 units rehabilitated	Lack of funding
3,175 SFD units 264 multi-family units 621 mobilehomes	3,848 units constructed 624 multi-family units 1,062 mobilehomes	(mbhm includes sr, parks and private)
1,683 units low income (includes very low/other low)	552 units constructed	(includes private mbhm)
Weatherization Program	1,375 <sub>+</sub> units served	---
Establishment of Housing Authority	was not accomplished	lack of interest and staff
Establishment of Tool Bank	was not accomplished	lack of interest

In Tuolumne County, all new development projects are evaluated on a case by case basis to insure that our natural resources will not be impacted and existing infrastructure will not be overburdened.

As a rural county under pressure to grow, the low to moderate income housing market was for the most part stagnant. Developers concentrated their efforts on the higher end income that was brought into the county by "Bay area refugees". Those who were once second home owners in the county became permanent residents and were able to upgrade in the housing market. Many of these were retirees who were not seeking employment.

The General Plan encourages low to moderate income housing development to be distributed throughout the County. However because of the County's lack of infrastructure development is limited to the few areas that are currently served by both public water and sewer. The cost of expanding these facilities has not been feasible thus far for the local developers. The development of subdivisions greater than two (2) acres in size are not required to provide these public services; therefore, these are more desirable from a development standpoint.

Only two (2%) percent of the building permits issued from 1985 through 1990 were for low and moderate income units; or, approximately 176 units.<sup>1</sup>

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<sup>1</sup> March 1991 Low and Moderate Income Housing Inventory and Identification



The County does offer a density bonus to developers of low/moderate income projects; however this is the only incentive offered by the County at this time. The County had proposed to develop an inclusionary ordinance under the 1985 Housing Element, but this was not accomplished.



#### IV. ANALYSIS OF EXISTING CONDITIONS

The following is a compilation and analysis of the existing Tuolumne County community as defined by the 1990 Census; its population characteristics, household characteristics, housing characteristics and special needs households.

##### A. POPULATION CHARACTERISTICS

###### 1. County Growth Trends

Prior to 1900, the County's population varied from 16,229 in 1860 to 6,082 in 1890 in response to the decades marked by California's Gold Rush. Only since 1940 has Tuolumne County experienced a steady growth rate; from 1960 to 1970 the population percentage increased from 2.3% to 53.9% and has remained at this level through 1990. This is accompanied by an average annual growth rate of 5.4% from 1970 through to 1990. Projections for the period of 1990 through 1995 show a growth rate of 3.2%. In comparison, this rate is almost one and one-half times the growth rate for the State of California which is 2.2 from 1980 to 1990. Table 2 provided below shows the County's population estimates over the last 10 years.

Table 2. HISTORICAL POPULATION GROWTH 1900 - 1990

Year	Population	Change from Preceding Year/Census		
		No. of Persons	Percentage (10 yr.)	% Average Annual Growth
1900	11,166	0	0	0
1910	9,979	(-) 1,187	10.6%	1.1
1920	7,768	(-) 2,211	22.2%	2.2
1930	9,271	(+) 1,503	19.3%	2.0
1940	10,887	(+) 1,616	17.4%	1.7
1950	12,584	(+) 1,697	15.6%	2.0
1960	14,404	(+) 1,820	2.3%	0.2
1970	22,169	(+) 7,765	53.9%	5.3
1980	33,928	(+) 11,759	53.0%	5.3
1990	48,456	(+) 14,528	42.8%	4.3

###### 2. Age of Population

The majority of the County's population is between 25-44 years of age, while those between the ages of 19 and 24 are the smallest percentage of the population. Tuolumne County is a choice area for family living, yet provides little educational opportunities for high school graduates.

Of the County's total population, 16.5% are over 65 years of age. This represents a special needs group who have specialized housing needs based on limited income, access to medical care, transportation

services and in some cases, assisted living arrangements. Responses from area agencies on the elderly strongly suggest that congregate care and similar senior facilities are needed.

Table 3. POPULATION BY AGE GROUP

AGE OF POPULATION	POPULATION TOTALS	% OF POPULATION
Less than 18 yrs.	11,347	23.0%
19 - 24	3,307	6.8%
25 - 44	15,729	33.0%
45 - 64	10,061	20.7%
Greater than 65 years	8,012	16.5%
TOTALS	48,456	100%

### 3. Ethnic Population

Tuolumne County is not ethnically diverse. As shown below, approximately 84% of the County's population is classified as white. Of the hispanic and black populations, 1,293 and 1,434 respectively, are found in Census Block 52 which is the Sierra Conservation Center.

Table 4. POPULATION BY ETHNIC COMPOSITION

Ethnic Composition	Total Population	Percentage of County
White	39,849	83%
Hispanic	4,155	8%
Black	1,542	3%
Native American	919	2%
Asian/Pacific	329	1%
Other	1,662	3%
Total	48,456	100%

### 4. Jobs/Housing Balance

Tuolumne County has embarked on the goal of developing a county wide economic development program which is supported by the Joint County/City Economic Development Advisory Committee. The program is a cooperative venture supported by Pacific Gas and Electric, Tuolumne County, City of Sonora, Tuolumne County Chamber of Commerce, Tuolumne County Visitors Bureau, Tuolumne County Board of Realtors, Fibreboard, Sonora Improvement Association, and the Tuolumne County Building Industry Association. The goal of the county's economic development program is to enhance the county's quality of life; to sustain and create high quality jobs, stable, nonseasonal, noncyclical industries; and to provide a solid revenue base to fund public improvements and services.



The following information, as compiled by the Tuolumne County Chamber of Commerce, shows major employers in Tuolumne County are as follows:

<u>COMPANY</u>	<u>NO. OF EMPLOYEES</u>
Sierra Conservation Center	1000 +
Tuolumne County Schools	1000 +
Tuolumne County (+ Hospital)	830 +
Fibreboard	510
U. S. Government	500 +
Sonora Community Hospital	425
Sonora Mining Corporation	242
Blue Shield	110
K-Mart	110
Save Mart	91
The Union Democrat	65
Wildewood Creative Products	65
Safeway	57
Sierra Foothills Provision Co.	55
Pacific Gas and Electric	50
City of Sonora	45

INDUSTRY/OCCUPATION CATEGORIES (1990)

Agriculture, Forestry, Fisheries	776
Mining	273
Construction	1765
Manufacturing	1757
Transportation	498
Communications and Other Public Utilities	429
Wholesale Trade	354
Retail Trade	3041
Finance, Insurance and Real Estate	1065
Business and Repair Services	755
Personal Services	664
Entertainment and Recreation	256
Professional and Realated Services	3160
Public Administration	983

Occupation

Executive, Administrative, Managerial	1668
Professional Specialty	1969
Technicians & Related Support	425
Sales	1813
Administrative Support, Including Clerical	2288
Protective Service	620
Farming, Forestry & Fishing	522
Precision Production, Craft & Repair Services	2255
Operators, Fabricators, and Laborers	2172

The 1990 Census shows that of those residents of Tuolumne County over the age of 16, 13,393 work within the County while 2,049 work outside of the County; 27 use public transportation to and from work.

## B. HOUSEHOLD CHARACTERISTICS

### 1. Household Type and Presence of Children 1990

The portion of the population that does not live in "group quarters", is defined as living in a "household". Married couples with and without children make up over 60% of the County's households; 8.4% are of the total households are composed of single parent families with children. Of the total 1,511 single parent families, 1,140 are female headed households.

Table 5. HOUSEHOLD TYPE AND PRESENCE OF CHILDREN

HOUSEHOLD TYPE	HOUSEHOLD TOTAL	PERCENTAGE
Married couple with children	3,964	23.5%
Married couple without children	6,224	37.3%
Single householder with children	1,267	8.4%
Single householder without children	499	3.3%
Non-family household*	4,056	27.5%
TOTALS	16,010	100%

\* Includes one person households

### 2. Household Income and Housing Cost

Based on the May 1992 U.S. Department of Housing and Community Development statistics, income limits on a persons per family basis are provided in the following table.

Table 6. HOUSEHOLD INCOME

INCOME LEVEL	NUMBER OF PERSONS IN FAMILY					
	1	2	3	4	5	6
Very Low	12,250	14,000	15,750	17,500	18,900	20,300
Lower	19,600	22,400	25,200	28,000	30,250	32,500
Median	24,500	28,000	31,500	35,000	37,800	40,600
Moderate	29,400	33,600	37,800	42,000	45,350	48,700

Income limits are defined by HCD as:

Very Low: Income not exceeding 50% of the median family income of the county.  
Other Low: Income between 50% and 80% of the median family income of the county.  
Moderate: Income between 80% and 120% of the median family income of the county.  
Above Moderate: Income above 120% of the median family income of the county.

### 3. Overpayment

Housing affordability may be defined as the percentage of families with an income high enough to afford the cost factors required for a median priced home; such factors include purchase price, interest rates, inflation, mortgage availability, property tax, tax benefits and insurance. Existing homeowners have built in equity which can increase their purchase power on a newer and larger home, whereas for first time homebuyers, moving from the rental market remains a major issue.

Housing and Urban Development (HUD) guidelines suggest that a household should not spend more than 30% of its gross annual income on housing. Households paying more than 30% are considered to be eligible for housing assistance. This means that an average Tuolumne County family of four, with an average annual income of \$26,900.00 (Lower Income limit) could possibly qualify for the purchase of a \$77,250.00 home.<sup>2</sup> Based on a median annual income of \$31,464 for the same family of four, the purchase of a \$101,368.00 home is possible; however, the average sale price of a home in Tuolumne County is \$133,068.00<sup>3</sup>.

The 1990 Census shows that 2,109 owner occupied households are paying over 30% of their household income on monthly owner costs; 1,504 renter occupied households are paying over 30% of their household income on their monthly rent. These costs include rent and utilities or house payments, taxes, insurance and utilities. Of these figures, approximately 50% of these owners are low to very low income households, and 88% of the renters are low to very low income households.

### 4. Household Income Characteristics

The 1990 Census defines the median household income for Tuolumne County is \$27,030 while the median family income is \$31,464. Tuolumne County's household median is approximately 25% below that of the State of California which is estimated at \$35,798.

As estimated in the Central Sierra Planning Area Housing Needs Plan prepared by Central Sierra Planning Council, for the period of January 1, 1990 to July 1, 1997 the number of existing households as defined by income in 1990 are as follows:

- 
- <sup>2</sup> Assuming eligibility under CHBP for a 5% downpayment at a 9% fixed rate over a 30 year loan period.
- <sup>3</sup> The Tuolumne County Association of Realtor's average sale price may exclude exclusive listings within subdivisions. If these listings were accounted for, the average sale price of homes would be expected to be significantly higher.

Table 7. Existing Households by January 1, 1990 Income

Income Group	No. of Households	Percentage
Very Low	3,890	26
Other Low	2,324	15
Moderate	3,092	20
Above Moderate	5,956	39
Total	15,262	100

Approximately 6,214 households or 41% of all households in Tuolumne County are characterized as low income households. These figures include special needs groups such as the elderly and female head of households.

#### 5. Overcrowding

Overcrowding is defined as a housing unit which is occupied by 1.01 or more persons per room. In 1990, out of a total of 23,091 occupied housing units, 706 were categorized as being overcrowded. Overcrowding of renter occupied units exceeds owner occupied units, but not by as large a margin as would be expected considering the affordability of the Tuolumne County housing market. This suggests that provisions for housing with more than the standard two- and three- bedroom units needs to be considered.

Table 8. OVERCROWDING

Total Housing Units	23,091
Occupied Housing Units	16,010
Vacant Housing Units	7,081

Owner Occupied Housing Units		Renter Occupied Housing Units	
1.01 - 1.5 person/rm	198	1.01 - 1.5 person/rm	268
> 1.5 person/rm	104	> 1.5 person/rm	136

#### 6. Group Quarters

Group quarters includes all persons not living in households. Two categories of group categories are recognized: 1) institutionalized persons and, 2) other persons in group quarters which includes all persons who do not live in institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit.



Table 9. GROUP QUARTERS

GROUP QUARTERS	
Correctional Institutions	3,835
Nursing Homes	130
Dormitories	75
Homeless Shelter	0
Non-institutional group quarters	81
TOTALS	4,121

The County has one homeless shelter which is located in the City of Sonora and is not officially a part of this report. However, the shelter is operated by the Amador-Tuolumne Community Action Agency and is capable of providing for 21 residents. A transitional housing shelter opened in 1992 in Tuolumne City; current capacity is for three to four families.

## C. HOUSING CHARACTERISTICS

### 1. Housing Stock

The total number of housing units in Tuolumne County per the 1990 Census figures is 23,091; of this, 16,010 are considered to be year round households. This is a 42% increase (4.2% average yearly increase) over the 1980 (17,700) housing unit number.

Table 10. HOUSING UNITS

	1980 CENSUS	1990 CENSUS
HOUSEHOLDS	11,376	16,010
owner	8,323	11,897
renter	3,053	4,113
vacant	6,324	7,081
HOUSING UNITS	17,700	23,091

### 2. Housing Conditions

As part of the Low and Moderate Income Housing Inventory and Identification<sup>4</sup>, report prepared with CDBG funds a housing condition survey of 15,443 households within Tuolumne County was conducted. Of those surveyed, 13% or 2,016 were categorized as "in need of rehabilitation and dilapidated." The breakdown of the substandard units is as follows:

<sup>4</sup> March 1992, Central Sierra Planning Council

Table 11. SUBSTANDARD UNITS

Minor	312	15%
Moderate	720	36%
Substantial	916	46%
Dilapidated	68	3%
Total	2,016	100%

Information collected from this study has provided the County with CDBG funded rehabilitation programs. Target areas include Jamestown and Tuolumne City; 83 units in Jamestown have been rehabed, while 29 units in Tuolumne City have been completed.

### 3. Occupancy/Vacancy Rate

Of the 16,010 total households, 31% (7,081 units) are vacant.<sup>5</sup> Of the 7,081 units which are vacant, 5,793 are categorized as seasonal, recreational or occasional use; 588 are either for rent or sale.

Table 12. OCCUPANCY RATES

	1980 CENSUS	1990 CENSUS
Total Units	17,700	23,091
Occupied Units	11,376	16,010
% Occupied	64.3%	69.3%
Vacant Units	6,324	7,081
% Vacant	35.7%	30.7%

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<sup>5</sup> Vacant units included those for rent, sale and seasonal use.

## V. SPECIAL NEEDS HOUSEHOLDS

### A. The Elderly

In addition to living on a fixed income, the elderly face special housing needs with regards to accessibility and mobility. Senior housing should be located within walking distance of commercial services, especially local transportation with construction standards focused on occupant safety.

Tuolumne County has ten licensed care facilities for seniors over the age of 60; one of these is a residential care facility which has a capacity of forty four (44), one is a group home for the mentally disabled, while the remaining facilities are run out of private homes. These facilities provide housing for a total of 126 ambulatory and non-ambulatory seniors. Both Tuolumne General Hospital and Sonora Community Hospital have elderly care convalescent facilities. In 1989, Tuolumne County approved the construction of a 56 bed convalescent hospital; to date, no building permits have been issued on this project. With 28% of the County categorized as elderly, it is apparent that Tuolumne County falls exceedingly short of meeting the needs of this population.

Table 13. ELDERLY HOUSEHOLDS

Total County Households	Total Elderly Households	% Elderly Households	Owner Occupied Housing Units	Renter Occupied Housing Units
16,010	4,423	28%	4,033	476

The 1990 Census shows that 335, or 7.5% of the elderly households are characterized as living below the poverty level.<sup>6</sup> Of the owner occupied households, approximately 20% are paying over 30% of their household incomes for monthly owner costs while approximately 51% of the renter households are paying over 30% for their monthly rental costs.

### B. Female Heads of Household

Female heads of households are restricted in their ability to find housing due to limited incomes and the supply of large enough dwellings to accommodate their families. In addition, these households must be able to balance expenses that include child care, medical expenses, basic food and clothing needs with transportation to and from work.

Of the Female head of households, 47% live below the poverty level. The Department of Social Services 1988-1990 records show that 850 women residing in Tuolumne County, 16 years old and older, received AFDC (Aid to Families with Dependent Children).

Table 14. FEMALE HEAD OF HOUSEHOLDS

Total Households	Female Head of Households	> Poverty <sup>7</sup>	< Poverty
16,010	1,264	942	368

<sup>6</sup> Based on Census calculations for persons for whom poverty status is determined.

<sup>7</sup> Poverty status categorized by female head of households with related children under 18 years of age.

### C. The Handicapped

Tuolumne County has five licensed care facilities for handicapped persons under the age of 59; all of which are operated out of private homes. These facilities can provide for a total of 34 ambulatory and non-ambulatory persons on a full time basis.

The 1990 Census places the disabled population into three categories: 1) mobility limitation, 2) self care limitation, or 3) both a self care and mobility limitation. Implications of a mobility limitation consist of the individual not being able to go outside the home alone to go to the grocery store. Self care limitations prevents an individual from being able to take care of their own personal needs such as dressing, bathing or getting around within the home.

Census figures show that the County's non-institutionalized population characterized as follows:

Table 15. Handicapped Persons

Total Persons	Mobility	Selfcare	Mobility and Selfcare
	4,486	1,370	978

Handicapped Persons over 65 yrs. of age	
Mobility	1,899
Selfcare	410
Mobility and Selfcare	516

### D. Large Households

In Tuolumne County, families of 5 or more comprise a total of 1,397 occupied units. Again, these families are often in the low to moderate income range and face a housing market that does not have an adequate supply of units that are able to accommodate their housing needs. (Refer to Chapter IV, Section 5 for Overcrowding statistics).

TABLE 16. LARGE HOUSEHOLDS

Number of Persons	Total No. of Occupied Units	Owner Occupied	Renter Occupied
5	902	590	312
6	278	194	84
7	139	89	50

### E. The Homeless

Tuolumne County has one homeless shelter and one transitional housing facility. The homeless shelter is located within the City of Sonora, and is therefore not officially counted as part of Tuolumne County's Housing Element. The transitional shelter, located in Tuolumne City, provides service for three to four families.



It is not unlikely that a community the size of Tuolumne County has only one shelter. Logistically speaking, it is located in the City of Sonora whereby it is closer to urban services than the outlying communities. Financing is the communities largest problem in providing shelter needs, in addition to the possibilities of opening up another somewhere in the county. On the same line, infrastructure reference has been previously made to the lack of infrastructure to sustain the necessary higher density zonings.

The Amador-Tuolumne Community Action Agency (A-TCAA) has provided services for the homeless since 1983. In 1984, the agency obtained the first shelter, and housed 100 persons during the first year of operation. Since that time, the shelter has moved into its present location, centrally located in downtown Sonora. In 1988 and 1989, 148 families were housed at the shelter with 302 inquiries turned away. In 1990, 96 families, a total of 493 persons, were housed at the shelter with an average stay of 15 days; 112 inquiries were turned away. All clients were lower income; 90% were very low income.

Through funding provided by Community Development Block Grants, the shelter was purchased and renovated by the City of Sonora in 1989. The shelter is able to house 21 persons, including a full-time caretaker. The shelter provides residents with many services including provisions for food, clothing, and counseling offered for job training/placement, health care, income assistance, drug rehabilitation, and housing.

The Mother Lode Women's Center has been providing services to victims of domestic violence and sexual assault in Tuolumne County since 1978. Initial funding for the shelter was obtained in 1980 and since that time, shelter usage has increased from 75 women and children in 1981 to an annual population of 200. The shelter is owned by the City of Sonora and is offered to the Mother Lode Womens' Center rent free. Principle source of funding is the Office of Criminal Justice Planning; Community Development Block Grants and fund raising through the Womens' Center have enabled the shelter to operate on a 24 hour basis and has provided for necessary renovations.

The average client profile is a white married woman under 30 with at least one child under the age of six. Income is less than \$9,999.00, or in the very low income category. In 1988, only twelve women had any income at all prior to arriving at the shelter. The shelter has an operating capacity of 16 persons (4 households). As with the Homeless shelter, clients are offered a variety of counseling services and life skills.

The Planning Department receives complaints regarding the use of recreational vehicles as permanent homes. A recreational vehicle under the Tuolumne County Ordinance Code is considered to be less than 40 feet in length. In 1990, 31% of all zoning violations, or 41 actual cases, in the county were of people living in RV's; as of October of 1992, there are 34 known violations. Department policy has been to enforce the code first from a health and safety issue, and then as a nuisance. Those individuals living in the RV's are referred to CSFC for assisted housing, and usually may remain in the RV until suitable housing is found. Often, the RV's are not in a residential neighborhood, but are located on the larger ranch properties, private timber preserves or forest properties where the land owners are not aware of the situation. The units often times have no electricity, potable water or sanitation facilities.



## VI. PROJECTED NEEDS

### A. Regional Housing Needs

Central Sierra Planning Council prepared the Regional Housing Needs Study for Tuolumne County in order to fulfill the requirements of State Government Code 65584. The plan was prepared for the period of January 1, 1990 to July 1, 1997 and includes estimated and projected households, by the four income groups (very low, other low, moderate, and above moderate). Household estimates were prepared by the Department of Housing and Community Development based on State Department of Finance (DOF) population estimates. Growth projections were based on the assumption that there will be a continuation of household growth patterns that occurred between 1985 and 1990 for the Central Sierra Region; average annual growth rate being 6 percent.

Under the Housing Needs Plan, the projected number of households in the Tuolumne County for 1997 is 19,664. This is 4,402 new households, or a 29% increase over the 1990 figure. This works out to be an annual increase of approximately 4% per year.

Basic housing construction needs for the planning period have been calculated at 4,826 units. Allowances for vacancies and normal market removals (torn down, destroyed by fire, etc.) are included and adjusted. Construction needs do not include allowances for construction needed to replace units which are beyond repair and/or are not economically feasible to repair. The construction needs are to be supplemented by estimates of construction needed to replace housing units which are not suitable for rehabilitation.

Table 17. ESTIMATES AND PROJECTION OF HOUSEHOLDS

Income Group	Number of Units		Jan. 1990 to July 1997	
	1990	1997	Number (New Construction)	Percentage
Very Low	3,890	5,027	1,137	26%
Other Low	2,324	3,018	694	15%
Moderate	3,092	3,976	884	20%
Above Mod.	5,956	7,643	1,687	39%
TOTAL	15,262	19,664	4,402	100%

Table 18. Quantified Objectives for Development of Housing Units

Income Target	New Construction	Rehabilitation	Conservation
Very Low	1,137	1,512	52 subsidized units
Low	694		Section 8 Certificates
Moderate	884	504	Section 8 Moderate Rehab
Above Moderate	1,687		

The assumption may be made that 25% of all housing in need of rehabilitation is occupied by moderate to above moderate income households which are able to afford repairs. Out of the 2,016 total units, 1,512 are in need of rehabilitation.

#### B. Housing Needs by Income Group

The following chart provides the housing types needed when compared with the relative percentage increase in households for each income group.<sup>8</sup>

TABLE 19. HOUSING NEEDS BY INCOME GROUP

Income Group	Units Needed	% of Total Construction
Very Low	1,184	24.5%
Other Low	723	14.9%
Moderate	920	19.0%
Above Moderate	1,756	36.4%

Broken down over a seven year period, it is calculated that 169 units will need to be constructed for the very low income, 103 units for other low, 131 for moderate, and 250 units for the above moderate income groups, respectively on an annual basis.

<sup>8</sup> Based upon basic construction need of 4826 units over the period of January 1990 to July 1997 at a 4% annual growth rate.



## VII. RESOURCE INVENTORY

### A. Land Suitable for Residential Development

As stated in the previous section, Tuolumne County is in need of 4826 units in the period of 1990 to 1997 to house the projected very low income to above moderate income households. Market factors will determine what units will be constructed, providing that the County is able to provide adequate lands which are appropriately zoned for the required residential development.

In March of 1991, the County prepared a document entitled, Low and Moderate Income Housing Inventory and Identification. Over 400 parcels were identified within the County with the potential for low to moderate income housing for multi-family residential development. Of the 400, only 29 parcels had the appropriate zoning, existing public water and sewer facilities, and were easily accessible to commercial services.

Table 20. LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

ZONING PERMITTED/ HOUSING TYPE	NUMBER OF ACRES	DENSITY (un./ac.)	PUBLIC SERVICES	CAPACITY (25% DENSITY BONUS)
Single Family Residential	11.5	6	water sewer	86
Medium Density Residential	11.9	8	water sewer	118
Multiple Family Residential	49.7	15	water sewer	938
Mobilehomes, Manufactured Housing, Mobilehome parks	22.3	6 (R-1) 8 (R-2) 15 (R-3)	water sewer	165 220 413
Emergency Shelter/ Transitional Housing	.25	NA	water sewer	NA
Redevelopment Potential	The County Board of Supervisors at this time is not in support of the formation of a Redevelopment District			
Currently Non- residential	408	Lands are currently zoned commercial and agricultural; public services not yet available for residential development.		
TOTAL	503.7	---	---	1,940

Tuolumne County does not have adequately zoned lands to provide for the development of multifamily high density development due to the lack of existing infrastructure to provide the necessary public sewer and water facilities. During the planning period of 1985-1991, the Tuolumne County Building Department issued the following permits: 3848 single family dwellings (including townhouses), 586 multi-family dwellings (duplexes, apartments), 410 mobilehomes on private land, and 659 mobilehomes in mobilehome parks.



Since 1988, the Planning Department has approved 16 subdivisions; eight of which were developments on less than one-third acre in size requiring both public sewer and water. Of the eight, five were townhouse projects and one considered to be affordable and/or low income housing projects.

Tuolumne County's zoning ordinance is contained within Title 17 of the Tuolumne County Ordinance Code. Of the eleven (11) residential districts, two (2) provide for multifamily housing. These districts are summarized in Table 20. In accordance with state law, the County provides for second dwelling units as a conditional use in seven of the eleven zoning districts (not including the two multifamily districts). Development to a density of one unit per less than two acres requires paved roads and public water; to a density of one unit per one-third acre, the site needs to be served by paved roads, public water and public sewer.

Table 21 shows the relationship of Title 17 with the Tuolumne County general plan land use designations. There are four residential general plan designations: High Density, Urban Residential (MR), Low Density Urban Residential (SR), Estate Residential (ER), and Rural Residential (RR). The R-2 and R-3 zoning designations are consistent with only the MR general plan designation, which allows up to 15 dwelling units per acre; R-2 is also consistent with the SR designation, allowing two units per parcel. The remaining ER and RR designations provide for single family developments on parcels that are two acres and larger.

Table 21. Residential Zoning Districts

Residential Zoning Districts Title 17 of the Tuolumne County Ordinance Code			
Zoning District	Density	Potential Dev. (du/acre)	Comments
R-1 (Single Family Residential)	1 du/7500 sq.ft.	6 du/acre	public sewer and water
R-2 (Medium Density Residential)	2 du/7500 sq.ft.	up to 8 du/acre	
R-3 (Multi-Family Residential)	4 du/12,500 sq.ft.	up to 15 du/acre	
RE-1 (Residential Estate, one acre minimum)	1 du/acre	1 du/acre	
RE-2 (Residential Estate, two acre minimum)	1 du/2 acres	1 additional unit, 2 acres/du max. density	additional unit allowed with a conditional use permit
RE-3 (Residential Estate, three acre minimum)	1 du/3 acres	1 additional unit, 3 acres/ du max. density	
RE-5 (Residential Estate, five acre minimum)	1 du/5 acres	1 additional unit, 3 acres/du max. density	
RE-10 (Residential Estate, ten acre minimum)	1 du/10 acres	1 additional unit, 10 acres/du max. density	
A-10 (General Agricultural, ten acre minimum)	2 du when the parcel is 10 acres or larger	1 additional du, 10 acres/du max. density	
A-20 (General Agricultural, twenty acre minimum)	2 du when the parcel is 20 acres or larger	1 additional du, 10 acres/du max. density	
A-E (Exclusive Agricultural)	2 du when the parcel is 37 acres or larger	1 additional du, 37 acres/du max. density	

Table 22. General Plan and Residential Zoning Designations

General Plan and Compatible Zoning Designations		
General Plan Designations	Compatible Zoning Designations	Maximum Density under General Plan
<b>Urban</b>		
High Density Urban Residential (MR)	R-2 (Medium Density Residential) R-3 (Multi-Family Residential)	15 du/acre
Low Density Urban Residential (SR)	R-2 (Medium Density Residential) R-1 (Single Family Residential) RE-1 (Residential Estate, one acre minimum) RE-2 (Residential Estate, two acre minimum) RE-3 (Residential Estate, three acre minimum)	6 du/acre
<b>Non-Urban</b>		
Estate Residential (ER)	RE-2 (Residential Estate, two acre minimum) RE-3 (Residential Estate, three acre minimum) RE-5 (Residential Estate, five acre minimum)	1 du/2 acres
Rural Residential (RR)	RE-5 (Residential Estate, five acre minimum) RE-10 (Residential Estate, ten acre minimum) A-10 (General Agricultural, ten acre minimum) A-20 (General Agricultural, twenty acre minimum)	1 du/5 acres
Large Lot Residential (LR)	A-E (Exclusive Agricultural)	2 du/37 acres

#### B. Existing Housing Assisted Developments

Pursuant to Government Code Section 65583, Tuolumne County has inventoried subsidized units within the County that are at risk of losing their use restrictions. The inventory was based upon the Inventory of Low Income Rental Units Subject to Termination of Federal Mortgage and/or Rent Subsidies by the Year 2008 as prepared for the California Housing Partnership by California Coalition for Rural Housing Projects. There are fifty-two (52) assisted housing units under the HUD Section 236 (J)(1) program which are eligible for mortgage prepayment during the five year planning period, 1992-1997. These units also maintain project-based Section 8 contracts with HUD. The initial Section 8 contract expired in 1991. It is the County's understanding that the owner has filed a Notice of Intent for refinancing purposes; this will be closely

monitored by both the Planning Department and Central Sierra Planning Council in the event that the units are sold, and not refinanced.

Owners of prepayment eligible projects can choose to retain project ownership in exchange for additional federal incentives, or sell their properties under a voluntary sale program. If the owners choose to sell, tenants, non-profit organizations and governmental agencies are provided with an exclusive 12 month negotiating period. Prepayment and conversion of the housing to non-low-income uses can only occur if there is no willing buyer. Restrictions on prepayment are applicable under federal law; prepayment is only accepted when all efforts to preserve the units as low-income fail. A Notice of Intent can be filed up to two years prior to the prepayment date to indicate the preliminary decision. Within nine months following the NOI, a Plan of Action must be submitted to HUD by the owners. This is to include proposed changes in mortgage or regulatory agreements; description of federal, state, and local incentives being requested to develop or own the property; and proposed plans to transfer the title and/or sell the property.

Basic rent levels are established for each project with a Section 8 contract with HUD. Basic rent is the maximum Fair Market Rent for an apartment unit. It is the maximum amount of rent an owner can collect on a unit from 30 percent of the tenant's income combined with Section 8 subsidies from HUD. The project can command higher rents if the owners decide to pull out of Section 8 program and convert to market rents, or may request additional financial incentives from HUD if they choose to extend the length of affordability controls on the project. Section 8 contracts are likely to be renewed unless federal appropriations are no longer available.

The current market rate rents in Tuolumne County are given below:

Unit Size	Tuolumne County Fair Market Rent <sup>a</sup>
studio	\$420
one bedroom	\$510
two bedroom	\$601
three bedroom	\$751

#### Preservation/Acquisition

The assessed value figure used in this section is from Tuolumne County Assessor roles; it is acknowledged to be lower than the current market value and is used only for estimating preservation costs. As of July of 1992, the Assessor roles place the current assessed value for the Tuolumne Apartments as \$680,169.00 with land valued at \$21,563.00. HUD will provide mortgage loan insurance on acquisition loans for up to 95 percent of the equity to priority purchases; total downpayment at 5 percent would be \$34,008.00.

#### Replacement

In estimating construction costs for replacement of the 62 apartment units the following assumptions have been made: 1) Land is valued at \$36,500.00 per acre; 2) Construction cost is \$50.00 per square foot; 3) Both public sewer and water are available to the site. Estimated construction cost for line connections \$125,000.00; and, 4) No value is given beyond basic maintenance of units (ie., landscaping, parking).

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includes utilities



Unit Type	Unit Size	Land Cost (cost/unit)	Construction (cost/unit)	Total (costs/unit)
one bdrm	650 sq. ft.	\$3,760.00	\$32,500.00	( * information pending)
two bdrm	900 sq. ft.		\$45,000.00	
three bdrm	1,200 sq. ft.		\$60,000.00	

Under the R-3 (Multi-Family Residential) zoning district, up to 15 dwelling units per acre are permitted. With the application of the County's Density Bonus Ordinance, an additional 25% density factor may be used with the low to moderate income housing project. Total acreage is calculated to be 2.8 acres to support 52 units; total land cost estimated at \$158,200.00. There are \* one bedroom, \* two bedroom and \* three bedroom units. Replacement on a cost per unit basis is \* . Total project replacement cost is estimated at \$ \* .

#### Quantified Objectives

It is the County's objective to preserve all 52 federally subsidized units during the 1992-1997 Housing Element Period. Chapter IX, Goal 4 outlines those programs focused on meeting this need.

#### C. Housing Programs

Tuolumne County does not directly administer any housing programs, but relies on the Central Sierra Planning Council (CSPC). CSPC is a four County Council of Governments who is active in program management and grant applications on behalf of Alpine, Amador, Calaveras and Tuolumne Counties. The following programs are those which are currently used in Tuolumne County and coordinated through CSPC.

##### Rehabilitation:

Community Development Block Grant Program's (CDBG) primary goal is to revitalize deteriorating neighborhoods and to improve and expand housing opportunities available to lower income households. The Housing and Community Development Act of 1974 has provided block grants to cities and counties for housing and community development purposes. Eligible activities include housing rehabilitation, code enforcement, construction, repair or replacement of streets, sewer and water lines, construction of community centers in lower income neighborhoods, acquisition of land, the provision of incentives to developers to construct lower cost housing, and planning and administration.

Funding is made available through the U.S. Department of Housing and Community Development Department (HCD) on an annual basis on application acceptance. Since 1985, Tuolumne County has received six of these grants with the aide of CSPC.

Currently there are 35 units in the Tuolumne City target area on the rehab waiting list, while there are 50 units countywide waiting for rehab funding. From 1992 to 1997, Central Sierra Planning Council's goal is for 50 units to be rehabilitated at a rate of 10 units per year.

##### Section 8 Program:

The Section 8 Program provides rent subsidies for Targeted Income Group occupants of moderate rehabilitation projects and existing units. CSPC locally administers this program on behalf of the State Department of Housing and Community Development (HCD). Currently there are 138



certificates being used; there are currently 35 moderate rehabilitation occupied units. There is such a demand for the certificates that a five (5) year waiting list is in effect.

As of October of 1992 Central Sierra Planning Council's waiting list for Section 8 certificates looked like the following: 73 families for 1 bedroom units, 144 families for 2 bedroom units, 114 families for 3 bedroom units, and 18 families for 4 and 5 bedroom units.

The Community Reinvestment Act (CRA) of 1977 was enacted to require financial institutions to have an "affirmative obligation to help meet the credit needs of the local communities in which they are chartered," including low- and moderate-income areas.<sup>10</sup> Two local savings and loans, El Capitan National Bank and Sentinell Savings both have programs targeted at the low to moderate income households to meet their CRA commitments. El Capitan will make loans for rehabs, new construction or infrastructure improvements projects targeted at the 80% of median income households. Sentinell Savings offers 502 packaging assistance and will subsidize up to 30% of the total gross household income (based on a sliding scale for household income). FmHA loan guarantees are also available through Sentinell at 100% financing, no subsidies offered. Both offer "Community Home Buyer" programs which will finance 95% up to \$145,000.00 for qualified applicants with a maximum income of \$50,000.00. Neither of the two banks offers a FmHA 504 (Rural Housing Repair Loans and Grants) program, however package assistance is available in Modesto.

#### D. Energy Conservation

State regulations require that the Housing Element address energy conservation measures in the community. Methods for conserving energy both in the development of new housing and the improvement of existing housing is addressed in the following section.

Through adherence to the Uniform Building Code, energy considerations are made in building construction. In heavily wooded and mountainous areas, subdivision and parcel maps are reviewed for lot orientation to take advantage of passive solar heating and cooling.

Energy conservation is also the reuse of resources and is dependent on recycling. The County should take a proactive role in recycling through the initiation of roadside pickup of recyclables.

Contained in Tuolumne County's Regional Transportation Plan, is the Non-Motorized Element. This section provides for bicycle and pedestrian facilities as an alternative to the traditional motorized routes throughout the county as well as a means of energy conservation.

The Tuolumne County General Plan incorporates and promotes policies which allow for the construction of higher density housing where it is consistent with the preservation of the neighborhood quality. The emphasis is on efficient land use patterns which serve to reduce energy use and costs. These policies are presented below:

#### **Growth and Development**

Policy 7            Urban development will occur in an orderly, contiguous manner within and around each defined community in order to maintain a compact development pattern and to avoid premature investment required by the extension of public facilities and services.

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<sup>10</sup> Housing Rehabilitation - Economic, Social, and Family Perspectives David Listokin, Center for Urban Policy Research, 1983

- Policy 8            Urban development will only occur in designated "urban service areas." Urban service areas are defined for this purpose as areas which are reasonably capable of being serviced, relatively hazard free, without predictable substantial environmental impact, without severe off-site impacts, and free from unmitigated significant or major cumulative impact on the County's resources.
- Policy 10           Hillside development will be designed and located to be compatible with, rather than imposed on, the landscape and environment by minimizing the amount of grading and topographical alteration it necessitates.

### **Residential Environment**

- Policy 15           Higher density housing will be encouraged near community commercial facilities to encourage optimal use of the land.
- Policy 16           The County of Tuolumne will actively encourage Development Agreements as a means of achieving innovative and varied approaches to meeting housing needs.

### **Economic Environment**

- Policy 2            A balance between commercial, industrial, and residential land uses should be achieved in each community in the county so as to minimize the travel distance required for shopping trips and the journey to work.

### **Public Services and Facilities**

- Policy 1            Rising costs of services will be controlled by the County of Tuolumne through regulating scattered developments, thus promoting increased concentration of population, higher than average densities in urban areas, and greater utilization of the investment in existing service delivery systems.

### **Weatherization Program:**

The Amador-Tuolumne Community Action Agency administers the County's home weatherization program. Funds for home weatherization are provided through two organizations: 1) California State Department of Economic Opportunity under the Low Income Heating and Energy Assistance Program and 2) Pacific Gas and Electric. Both programs provide for basic home weatherization that includes insulation, weather stripping, caulking, faucet repairs and educational surveys. Eligibility is based on income in relation to the current poverty level. The PG&E program is community specific with Tuolumne City being the target area for Tuolumne County.

The county should take an active role in creating more energy efficient residences. With regards to the existing older housing stock, the county should provide information to its residents on energy saving techniques and low interest energy loan programs that are available through Amador-Tuolumne Community Action Agency's Home Weatherization Program. Energy conservation should be a priority in Central Sierra Planning Council's rehabilitation efforts. The County should adopt solar design guidelines to ensure new developments are energy efficient designed and built. Consideration should also be given to mandatory landscape techniques for residential units to aide in the cooling of the unit during the summer months.

## VIII. HOUSING CONSTRAINTS

Section 65583 (a)(4) states that the housing element must contain an "analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and their exactions required of developers, and local processing and permit procedures."

### A. Governmental Constraints

#### 1. Land Use Controls

Tuolumne County's General Plan provides for three categories for the development of residential units: Low Density Urban Residential (SR), Estate Residential (ER), High Density, Urban Residential (MR). In conjunction with this, the zoning ordinance has eight residential zones; two of which provide for multi-family dwellings.

Depending on acreage, four of the zoning districts provide for one additional single family dwelling on a per parcel basis. The County ordinance has no provisions for "granny flats" in all residential districts. This will be further addressed .

In March of 1991, the Tuolumne County Planning Department in conjunction with Central Sierra Planning Council completed the "Low and Moderate Income Housing Inventory and Identification" report. The report was funded through the use of a Community Development Block Grant. The Plan identified over 400 parcels within the County that had the Potential for multi-family low and moderate income housing. The study also preliminarily identified 27 additional properties throughout the County which do not have the proper General Plan designation or zoning classification for multi-family housing, but may be appropriated. The Planning Department will pursue those actions which are necessary to initiate the General Plan Amendments and zone changes to provide added properties to the inventory.

Development standards for both on- and off-site improvements, as they relate to zoning are described in Table 22.



Table 23. Development Standards in Relation to Zoning Classification

Development Standard	Zoning Designations			
	R-1, R-2, R-3	RE-1	RE-2, RE-3, RE-5	RE-5, RE-10, A-10, A-20,
	Less than 1/3 acre	Less than 2 acres	2 to 5 acres	Greater than 5 acres
public water	Yes	Yes	No	No
public sewer	Yes	No	No	No
paved roads (width)	Yes 12 to 16 feet in width	Yes	No	No
gravelled roads (width)	—	—		
building setbacks	15 feet front and rear 6 feet side setback			
lot coverage	Not to exceed 50% of the parcel			
parking requirements single family multi-family studio 1 bdrm 2 bdrm 3 bdrm 4 bdrm	2 spaces  1 space 2 spaces 2 spaces 2 1/2 spaces 3 spaces	2 spaces	2 spaces	2 spaces
design standards	If property is designated as being in a Design Control Combining (:D), Historic Combining (:H), or Historic Design Preservation Combining (:HDP) district, architecture and color is subject to committee approval.			
curb, gutter sidewalk		Not required		

Over the last five years, the Planning Department has received and approved six requests for multi-family, low income housing projects. All but two of the projects are completed; one was a 50 unit apartment complex on 6 acres located in Twain Harte while the other was a 40 unit multi-family project located in Groveland. Two of the projects were located within Design Review areas where staff did require architectural modifications prior to final approval.

Neighborhood opposition to the Twain Harte project was so strong at the public hearings, that the Board of Supervisors determined that an EIR would be the only way to address their concerns. The applicant withdrew the proposal. The Groveland project met with similar opposition. The applicants however held several town meetings on their own to discuss the project in detail with the neighbors. By the time the public hearings were scheduled those same neighbors spoke on behalf of the project. To date, the project has not been completed due to financing delays.

## 2. Permit Processing

Processing time for residential projects vary depending on the number of units involved and the zoning designation of the property. For instance, to construct a duplex on an R-2 (Medium Density Residential) all that is needed is a building permit. Once plans have been submitted, the review period for the building permit is approximately two weeks. That same property could also be developed with a density of up to eight (8) dwelling units per acre with a general plan designation of High Density, Urban Residential (MR). In this case, a conditional use permit and a site development permit would be required in addition to the building permit. These additional permits take a minimum of four (4) to six (6) weeks from submittal to issuance of the permits; the building permits would be ready to be issued once the conditional use permit and site development permits have been approved.

The County is currently revising the ordinance to allow for the development of duplexes and triplexes without requiring a site development permit. In the case presented above, the time frame would not be shortened, however on properties zoned R-3 (Multi-Family Residential) only a building permit would be required.

The following development processes are governed by state law and not local ordinances:

1. Amendment of the General Plan to ensure consistency between the land uses shown and the development requested.
2. The filing of tentative and final parcel or subdivision maps; the Subdivision Map Act requires that local jurisdictions must process these maps within 50 days.
3. Adoption and enforcement of building codes.
4. Compliance with the California Environmental Quality Act (CEQA); under this law, the County must determine whether or not an Environmental Impact Report is required at certain steps in the development process; CEQA also establishes the time required for public review and posting of environmental documentation.

Tuolumne County has only one incorporated City which is Sonora. There are however twelve (12) identified communities; three have separate Planning Commissions which act independently of the Tuolumne County Planning Commission, and two (2) have their own design review boards. Presently, consideration is being given to the creation of a Planning Committee in the western portion of the County. Most of these Commissions require projects that are subject to a building and/or design review permit to be reviewed by Commission. This maintains the communities' identity however it does increase processing time.

The Planning Department makes every effort to inform the public of the development process with regards to time constraints, development fees, information required for application submittals through the use of handouts and maintaining a public information counter eight hours a day, five days a week. When planning staff is approached on a daily basis with questions concerning the possible development of a particular site, it is departmental policy to encourage the individual to contact other agencies involved in development review. This is done in an effort to get as much information to a potential applicant in order for them to decide whether or not to they will proceed with the application process.

On the average processing times for development permits<sup>11</sup> are as follows:

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<sup>11</sup> Typical development projects do not require all of these approvals.



Table 24. REQUIREMENTS FOR APPROVAL OF DEVELOPMENTS

APPROVAL	APPROXIMATE PROCESSING TIME (MONTHS)	ENVIRONMENTAL DETERMINATION	REQUIRED BY STATE LAW
General Plan Amendment	3	Yes	Yes
Zone Change	3-6	Yes	Yes
Tentative Subdivision Map	3-6	Yes	Yes
Site Development Permit	2-3	Yes	No
Final Subdivision Map	1	No	Yes
Design Review Permit	1	No	No
Conditional Use Permit	2	Yes	No
Plan Check/Building Permit	.5-1	No	Yes

The County departments involved in processing development applications are continually revising their own procedures in order to cut down on reviewing projects including:

1. Preparation of public handouts to help understand the development process. A Development Code Manual has been prepared and is continually revised. It contains all sections of the County Ordinance that pertain to development including the zoning ordinance, fire safety standards, road standards and sewer and water ordinances. The Planning Department is responsible for updates to the manual as well as notification to those agencies and individuals who need the updates.
2. The Building, Planning, Environmental Health, Fire and Transportation and Engineering Services Departments are all housed in the same building. This provides for a more efficient and effective way of reviewing development applications for both staff and the applicant.
3. Tuolumne County has always had one of the more liberal policies in the State with respect to the location and siting of mobilehomes. Under SB 1960, this has become more liberalized; the Mobilehome Exclusion combining district of the Tuolumne County General Plan only applies to those mobilehomes without permanent foundations.
4. Concurrent processing of building permits in conjunction with another entitlement (such as a use permit or site development permit) is offered as a way to speed up the development process. However, this is only suggested when staff is confident that major design changes will not be necessary; this position is strengthened when pre-application reviews have been conducted with the applicant.

It is department policy that when an applicant contacts the Planning Department, they are informed of possible development standards for not only the Planning Department, but also the fire,

engineering, building and environmental health departments' standards. The applicant is given directions for contacting these and other agencies that are part of the review process.

Rehabilitation permits that are funded through CDBG's are handled by the Central Sierra Planning Agency. Often the applications are for units which are in a Design Control Combining District such as Tuolumne City. Because of the deadlines involved with grant funded programs, the Planning Department's policy for these applications is to waive the design review requirement. This eliminates the time involved in sending the applications to the specified Design Control Board. Instead, an in-house review of the applications is done and the building permit is issued, often with a one day turn around period.

### 3. Building Codes and Enforcement

The State mandates that local agencies adopt standards relating to buildings and their functions. Tuolumne County has adopted the Uniform Building Code (UBC) for housing, mechanical, electrical, plumbing and fire codes.

Each County department that is involved with development has their own enforcement procedures and practices. More often than not, the Planning Departments' zoning enforcement officer works in conjunction with both the building and environmental health inspectors on code violations. The County has an open door policy with regard to code violations and the public, where any member of the public may report a violation. The County does not actively seek out violations due to time and staffing constraints.

### 4. Development Fees

Development fees charged by Tuolumne County are as follows:

**FEE SCHEDULE FOR THE PLANNING DEPARTMENT**  
Effective September 17, 1992

Application	*With F&G Admin Fee	Fee	40%
Development Agreement	\$1741.25	\$1716.50	\$ 686.50
General Plan Amendment	\$2002.25	\$1977.25	\$ 791.00
Zone Change to O, D, H, HDP, MX, AP Districts or not subject to CEQA (Waiver Provision)	---	\$ 564.50	\$ 225.75
Zone Change to All Other Districts	\$1609.50	\$1584.50	\$ 633.75
Use Permit Not Subject to CEQA			
a. Garage/Carport	---	\$ 933.00	\$ 373.25
b. Sign	---	\$ 807.50	\$ 323.00
c. All Other	---	\$1069.25	\$ 427.75
Use Permit Subject to CEQA			
a. Valuation of Improvements < \$100,000	\$1443.00	\$1418.00	\$ 567.25
b. Valuation of Improvements \$100,000 - \$1,000,000	\$1902.50	\$1877.50	\$ 751.00
c. Valuation of Improvements > \$1,000,000	\$2665.25	\$2640.25	\$1056.00
Use Permit for Exterior Alterations, Demolition or Removal in H or HDP Zoning District	---	\$ 0.00	---
Special Use Permit for Outdoor Festivals			
a. Original Application	\$1299.25	\$1274.25	\$ 509.75
b. Permit Renewal	---	\$ 870.50	\$ 348.20
Variance	\$1324.50	\$1299.50	\$ 519.75
Tentative Subdivision Map	\$2040.75 + \$40.00/lot	\$2015.75 + \$40.00/lot	\$ 806.25 + \$16.00/lot
Tentative Parcel Map	\$ 25.00		
Grading Permit Subject to CEQA	\$ 25.00		
Site Development Permit			
a. Valuation of Improvements < \$100,000	\$1282.75	\$1257.75	\$ 503.00
b. Valuation of Improvements \$100,000 - \$1,000,000	\$1721.50	\$1696.50	\$ 678.50
c. Valuation of Improvements > \$1,000,000	\$2933.25	\$2908.25	\$1163.25
Agricultural Preserve			
a. Establishment or Enlargement	\$ 225.00	\$ 200.00	\$ 80.00
b. Disestablishment or Reduction	\$1424.25	\$1399.25	\$ 559.75
Williamson Act Contract	---	\$ 200.00	\$ 80.00
Mills Act Contract (Waiver Provision)	---	\$ 200.00	\$ 80.00
Reclamation Plan	\$1226.00	\$1201.00	\$ 480.50
SMARA Inspection			
a. In-house		\$ 455.75	\$ 182.30
b. By Consultant		\$1166.25	\$ 466.50
c. Interim Management Plan		\$ 471.00	\$ 188.40
**EIR Processing		\$1716.75 + 7.7% of contract amount	
Film Permit Processing	---	\$ 70.75	---

\* This fee includes a \$25.00 administrative fee for implementation of AB3158. In addition to this fee, a State Department of Fish and Game environmental review fee of \$1250.00 may be required prior to the filing of a Notice of Determination on the Land Development Application as mandated by state Law (AB3158).

\*\* In addition to this fee, a State Department of Fish and Game environmental review fee of \$850.00 will be required prior to the filing of a Notice of Determination on the Land Development Application as mandated by State Law (AB3158).



As Proposition 13 budget cuts became more apparent in their effect on County services, the Board of Supervisors adopted two mitigation fee schedules. Both of the fees are based on the premise that new development creates cumulative impacts on existing facilities and requires the construction of new facilities to mitigate the impacts.

The first fee was adopted in October of 1990 and is known as a County Services Impact Fee (CSIF). The CSIF is applied to both residential and industrial development projects; it provides the necessary financing required for the County to implement the County's General Plan policies that govern the provision of public services and improvements that adequately protect the public health, safety and welfare.

The second of the mitigation fees is the Traffic Impact Mitigation Fee (TIMF). The TIMF ensures that the County will be able to provide for adequate traffic facilities and is able to protect public health, safety and welfare. This was originally adopted by the Board of Supervisors in July 1987 and later revised in April of 1991.

The Board of Supervisors has recently added a provision to the fee ordinance whereby if the project provides a public benefit or a community need, such as low and moderate income housing, the fees may be waived until such time that the project converts to market rate.

## 5. Infrastructure

Development standards for water, sewer, roads and fire in Tuolumne County are based on parcel size and residential density. Most parcels in the County utilize private water wells and septic systems. Parcels that are less than two acres in size require public water; if the parcels are less than one third acre in size, public water, public sewer and paved roads are all required.

The cost of providing both public water and public sewer systems keeps many developers from initiating small lot subdivisions. Tuolumne County will continue to explore the best utilization of existing services for providing low to moderate housing. This may be in the form of "granny units" on existing R-1 lots or providing for multifamily dwellings on commercially zoned parcels.

## B. NON-GOVERNMENTAL CONSTRAINTS

Cost of land, construction and availability of financing are factors which are not directly affected by local government and are not factors which county government is likely to effect in lowering their costs. In Tuolumne County location, size and infrastructure vary dramatically in price for residential construction. The Rolling Oaks Subdivision located in Jamestown has public water, sewer and paved roads and lots that are 7,500 square feet in size. Average selling price is \$52,000. Springfield Ranches in Columbia provides parcels between three and ten acre with public water, private septic systems and paved roads. Prices for these parcels range from \$90,000 to \$120,000. Typical subdivision improvements include paved streets, asphalt curb and connections for public water and sewer.

Interest rates continue to be a recognizable constraint to the buyer as well as the developer. At the time of this writing, interest rates have been rolled back by the Federal Government in an effort to encourage first time home buyers and stimulate the real estate industry. The reality of the situation is that interest rates in combination with property taxes, mortgage and fire insurance may still keep a monthly payment above and beyond the means of the average Tuolumne County family of four.





## IX. HOUSING GOALS, OBJECTIVES, POLICIES AND PROGRAMS

### Housing Element Goals

1. Encourage a variety of adequate sites to accommodate households of all types, characteristics and income levels of Tuolumne County.
2. Encourage and promote the development of very low, low and moderate income housing for the residents of Tuolumne County.
3. Reduce and where possible remove governmental constraints to providing affordable housing in Tuolumne County.
4. Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.
5. Ensure that persons of Tuolumne County are provided with decent housing in a suitable environment and are not excluded on the basis of economic, ethnic, age, sex, or disability characteristics.

## Adequate Sites

Goal 1 Encourage a variety of adequate sites to accommodate households of all types, characteristics and income levels of Tuolumne County.

### Policies

- 1.a Tuolumne County will continue to review and update the Tuolumne County General Plan, Title 17 and Community Area Plans to provide for housing development on land with adequate infrastructure and minimal environmental disturbance.
- 1.b Tuolumne County will continue to inventory environmentally sound and properly zoned lands throughout the County for the provisions of suitable housing sites.
- 1.c Tuolumne County will initiate rezoning of properties suitable for the development of low and moderate income residential developments.

### Programs

- 1.1 Review and update of the Tuolumne County General Plan.

Continue to review Title 17 and community area plans for consistency with the Tuolumne County General Plan to ensure adequate sites are available to meet basic construction as well as regional housing needs.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Ongoing

- 1.2 Initiation of rezoning.

Initiate rezoning of properties suitable for low and moderate income residential development including vacant or under-developed commercial and industrial land. Planning staff will continue to identify properties suitable for these type of uses, and discuss their potential with the land owners. A portfolio of the properties will be kept and updated as a reference for developers' inquiries.

Program Responsibility: Planning Department

Funding: General Fund  
Planning Department

Time Frame: Annually: Second General Plan Amendment hearing date (July 1993, 1994, 1995...)

- 1.3 Extension of public utility services.

Encourage the extension of additional public services through the installation of larger utility distribution lines and off-site improvements on new developments.

Program Responsibility: Tuolumne County  
Public Service Providers.

Funding: Tuolumne County  
CDBG Technical Assistant Grants

Time Frame: Fall 1994

1.4 Geographic Information System (GIS) Database.

Continue to develop the County's GIS database in order to provide for an inventory of lands suitable for residential development, specifically, high density projects. Lands which are owned by school districts and County shall be included.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Ongoing

1.5 Title 17 Revision - "Mixed Use" (commercial/residential) developments.

Amend Title 17 to provide for mixed use development projects in conjunction with the County's provision for Development Agreements; whereby variations in County requirements of development standards are permitted through the use of Development Agreements in order to increase flexibility.

Program Responsibility: Planning Department  
Board of Supervisors

Funding: Planning Department

Time Frame: Winter 1993



## Affordable Housing

Goal 2 Encourage and promote the development of very low, low and moderate income housing for the residents of Tuolumne County.

### Policies

- 2.a Tuolumne County will provide incentives for the construction of low and moderate income housing.
- 2.b Tuolumne County will require new development to cumulatively provide for low and moderate income housing needs.
- 2.c Tuolumne County will encourage higher density residential development where existing public services are available.
- 2.d Tuolumne County will encourage the distribution of low income units throughout Tuolumne County rather than concentration within a specific community.
- 2.e Tuolumne County will continue to support public, private, and non-profit applications for State and Federal programs for new housing construction.

### Programs

#### 2.1 Title 17 Revision - Small lot subdivisions

Support the development of small detached or attached single family housing subdivisions through Title 17 revisions to provide for lots which are less than 7,500 square feet.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Winter 1993

#### 2.2 Mitigation Fees

Waive or reduce application and mitigation fees for affordable housing, congregate care and similar medical facility projects. (November 1992 adopted by the Board of Supervisors)

Program Responsibility: Planning Department

Funding: NA

Time Frame: Fall 1992

#### 2.3 Inclusionary Ordinance Adoption

Adoption of a County wide inclusionary ordinance with options to provide required housing in one of the following manners:

- a. Build units on-site or on another site;
- b. Donate land of equivalent value to County for development of affordable housing;
- c. Pay in-lieu fee to County for development of affordable housing.

Program Responsibility: Planning Department  
Board of Supervisors

Funding: Planning Department

Time Frame: Fall 1993

2.4 Funding Sources Inventory.

Continue to investigate funding through State and Federal agencies for the support of low and moderate income housing construction and matching funds for water and sewer system improvements and expansion. Funding to be used for rehab projects, land acquisition, infrastructure studies and/or construction costs.

Program Responsibility: Planning Department  
CSPC

Funding: NA

Time Frame: Ongoing

2.5 CSPC Support.

Continue to provide assistance to Central Sierra Planning Council in continuation of their Section 8 Rental Assistance Program and CDBG packaging assistance.

Program Responsibility: Planning Department

Funding: NA

Time Frame: Ongoing

2.6 Bond Fund.

Investigate the implications of creating a Bond Fund for the development of low and moderate income housing with presentation of alternatives before the Board of Supervisors.

Program Responsibility: Planning Department  
County Council  
County Administrative Officer

Funding: Planning Department

Time Frame: Summer 1995

## Governmental Constraints

Goal 3 Mitigate governmental constraints in order to provide affordable housing in Tuolumne County.

### Policies

- 3.a Tuolumne County will reduce and where possible, remove governmental constraints that increase the cost of housing.
- 3.b Tuolumne County will continue to review and revise procedures in an effort to streamline the development process.

### Programs

- 3.1 Preparation of a Development Procedures Manual.

Provide the development community with an informational manual outlining project review from submittal to approval.

Program Responsibility: Development Departments

Funding: Development Departments

Time Frame: Spring 1993

- 3.2 Inter-Departmental Coordination

Ensure that the County of Tuolumne coordinates its efforts to meet the housing needs with those of the Central Sierra Planning Council and other government agencies and jurisdiction.

Program Responsibility: Planning Department

Funding: NA

Time Frame: Ongoing

- 3.3 "Fast Track" permit processing.

Provide for "Fast Track" processing of low and moderate income housing development permits; this will include the reduction of development standard (i.e., street width, off-street parking standards).

Program Responsibility: County Development Departments

Funding: NA

Time Frame: At time of application submittal

## Housing Conservation

Goal 4 Conserve and improve the existing stock of safe, sanitary and affordable owner occupied and rental housing in Tuolumne County.

### Policies

- 4.a Tuolumne County will cooperate with the Bureau of Indian Affairs in the rehabilitation of housing units on the Tuolumne Rancheria.
- 4.b Tuolumne County will support the conservation and rehabilitation of the older housing stock.
- 4.c Tuolumne County will investigate funding sources for rehabilitation, construction and rent supplements programs.
- 4.d Tuolumne County will investigate funding sources for weatherization and energy conservation work in homes.
- 4.e Tuolumne County will insure that subsidized housing units for low and moderate income households will be preserved over the useful life of the project.

### Programs

#### 4.1 Monitoring of subsidized housing projects.

Ensure that subsidized housing units will be monitored so as not to lose their low and moderate income restrictions. This will be accomplished through regular communications with CSPC, A-TCAA, owner and tenants of existing units.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Monthly basis

#### 4.2 Support CSPC

Provide support services to CSPC in the review of State and Federal program applications for the expansion of the County's CDBG housing rehabilitation and construction funding.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Ongoing

#### 4.3 Enforcement of Health and Safety Codes

Provide for the continued enforcement of building, electrical, mechanical, sanitary, and fire development codes to assure safe housing while not imposing a disproportionate hardship on low income families, the elderly or the handicapped.

Program Responsibility: Development Departments

Funding: Development Departments



Time Frame: Ongoing

4.4 Tuolumne Rancheria Outreach.

Cooperate with the Bureau of Indian Affairs and other appropriate agencies to encourage the rehabilitation of housing units on the Tuolumne Indian Rancheria.

Program Responsibility: CSPC  
Planning Department

Funding: Planning Department

Time Frame: Ongoing

4.5 Informational Handouts.

Prepare informational handouts on development opportunities for low and moderate income housing as well as inventory of available lands for the siting of such developments.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Spring 1993

4.6 Monitoring of "At Risk" Units

Regularly monitor the status of the Tuolumne Apartments through contact with the owners and HUD representatives.

Project	Location	No. of Units	Earliest Conv. Date
Tuolumne Apts.	Sonora Road/ Pine Street	52	9/19/94

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: The County shall contact the owner a minimum of one-year prior to the potential conversion date to determine the owner's intent.

4.7 Potential Property Buyers

Maintain communication with potential property buyers considered under "First Right of Refusal" list. Provide assistance with possible financing sources.

Program Responsibility: Planning Department

Funding: Planning Department through CDBG

Time Frame: Ongoing

#### 4.8 Weatherization/Energy Conservation

Prepare informational handouts detailing energy saving techniques, including landscaping and home construction, and the availability of low interest energy loan programs.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Spring 1993

## Equal Opportunity Housing

Goal 5 Ensure that persons of Tuolumne County are provided with decent housing in a suitable environment and are not excluded on the basis of economic, ethnic, age, sex, or disability characteristics.

### Policies

- 5.a Support programs which provide housing assistance to low and moderate income seniors.
- 5.b Establish and support a Housing Advisory Committee
- 5.c Provide for the needs of the physically and mentally disabled through public and private group home design.
- 5.d Provide assistance to the Amador-Tuolumne Community Action Agency and Mother Lode Womens' Center in providing transitional housing programs.
- 5.e Promote equal opportunity housing for residents of Tuolumne County regardless of economic, ethnic, age, sex or disability characteristics, through enforcement and notice of unlawful practices as defined by the Fair Housing Policy.

### Programs

- 5.1 Establishment of a Housing Advisory Committee.

Initiate semi-annual meetings for discussion and updates on housing issues with County staff, CSPC, local developer and provider agencies of Tuolumne County. Emphasis shall be on methods for requiring new residential development to provide for affordable housing through on- or off-site mitigation.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: January 1993

- 5.2 Review the General Plan and Title 17 for appropriate land use designations and districts in which to allow emergency and transitional housing.

Program Responsibility: Planning Department

Funding: Planning Department

Time Frame: Winter 1993

- 5.3 Public housing information.

Display brochures and pamphlets from the Fair Employment Practices Commission, including information on fair housing laws, in County offices (ie., Welfare, Planning, Victim Witness, County Clerk and Tuolumne General Hospital). Refer housing complaints to A-TCAA.

Program Responsibility: Planning Department  
CSPC

Funding: Planning Department

Time Frame: Winter 1993

5.4 Title 17 Revision - "Granny Units"

Develop standards to allow for granny units to be built on residential lots in order to encourage development of affordable units within existing public service capacities.

Program Responsibility: Planning Department  
Board of Supervisors

Funding: Planning Department

Time Frame: Fall 1993

5.5 Title 17 Revision - "Multi-family bedrooms".

Provide for the development of multi-family projects with three or more bedrooms per unit to provide housing for large families: possible developer incentives include reductions in on-site parking standards.

Program Responsibility: Planning Department  
Board of Supervisors

Funding: Planning Department

Time Frame: Fall 1993





## GLOSSARY

Age: The age classification is based on the age of the person in completed years as of April 1, 1990.

Adequate Housing: Housing which: (1) is structurally sound, water- and weather-tight, with adequate cooking and plumbing facilities, heat, light and ventilation; (2) contains enough rooms to provide reasonable privacy for its occupants; and, (3) is within the economic means of the households who occupy it.

Affordability: Refers to the amount paid for shelter. A household is considered not to be affordable if it is paying more than 30% of its gross annual income.

Amenity: Any service or facility which extends beyond the definition of adequate housing.

Central Sierra Planning Council (CSPC): The Council of Governments established by local governments in Alpine, Amador, Calaveras and Tuolumne Counties to facilitate regional planning for this area.

Contract Rent: The monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Council of Governments (COG): An organization created to undertake planning and whose membership is composed of elected officials of local governments in the planning area; recognized as an areawide planning organization by the U.S. Department of Housing and Urban Development and/or state agencies.

Department of Housing and Community Development (HCD): State of California department responsible for housing policy and programs. Establishes guidelines for preparation of local housing elements, prepares the statewide housing element, and offers technical assistance to local jurisdictions.

Department of Housing and Urban Development (HUD): Federal government department responsible for administration of federal housing programs including, FmHA, Section 8 and Community Development Block Grants. Provides annual estimate on median income levels for Tuolumne County.

Deteriorated: Refers to housing unit which exhibits evidence of exterior wall, foundation, roof, chimney and doorway deficiencies which are physically capable of repair.

Dilapidated: Refers to housing unit which exhibits severe defects of exterior wall, foundation, roof, chimney and doorway, and no longer provides safe shelter. Such units may require demolition if cost of rehabilitation exceeds subsequent value of structure.

Family Households: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

Group Quarters: Includes all persons not living in households. Two general categories of group quarters are recognized: (1) institutionalized persons and (2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.



Households: Includes all persons who occupy a housing unit. Persons not living in households are classified as living in group quarters.

Housing Units: Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (if vacant, is intended for occupancy) as separate living quarters.

Income: Salary and/or wages, interest from assets, tips, pensions, assistance grants.

Income Limits: As defined by the Department of Housing and Community Development:

Very Low: Income not exceeding 50% of the median family income of the county.

Other Low: Income between 50% and 80% of the median family income of the county.

Moderate: Income between 80% and 120% of the median family income of the county.

Above Moderate: Income above 120% of the median family income of the county.

Large Family: A family of five or more persons.

Market-Rate Households: Households who, on the basis of their income level, have the financial capability to meet housing needs without sacrificing other essential needs and without governmental assistance.

Needing Rehabilitation: Refers to a housing unit which in its present state endangers the health, safety, or welfare of its occupants; is economically feasible to repair.

Nonfamily Households: Includes a householder living alone or with nonrelatives only.

Overcrowding: Households which have more than one person per room; excluding bathrooms.

Seasonal, Recreational, or Occasional Use: Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year.

Senior Citizens: Persons 62 years of age or older.

Vacant Housing Units: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant.





## MEMORANDUM

**DATE:** December 26, 1991

**TO:** Interested Agencies

**FROM:** Tuolumne County Planning Department  
Stephanie Suess, Planner II

**RE:** 1992 Housing Element Update

The Planning Department is in the midst of updating and revising the Housing Element portion of the Tuolumne County General Plan. As part of the revision process, we are reviewing goals, policies, and ordinances that are currently in place. We are also contacting a variety of community agencies and private developers that assist the community in finding homes; specifically those who work with low income families, the disabled, emergency shelters, group homes and housing for the elderly.

Our goal is to have a working document which will outline existing and anticipated housing needs of the County. A document that will provide realistic programs and implementation measures in order to achieve a balance of housing in Tuolumne County.

Please take the time to go over the questions that follow. We may have left out an area that you believe needs to be addressed; write it in and give us your suggestions.

Replies may be dropped off or mailed to the Planning Department by January 17, 1992. Inquiries and responses regarding this update may be addressed to Stephanie Suess at 533-5611.

NOTE: Some of these questions may not specifically apply to your agency. We welcome your input on as many as you feel comfortable in answering.



1. How many families and/or individuals did your agency placed in the following years?:
  - a. 1985
  - b. 1986
  - c. 1987
  - d. 1988
  - e. 1989
  - f. 1990
  - g. 1991
2. Did they need placement for one of the following:
  - a. victim of disaster (ie., fire)
  - b. loss of income
  - c. need for specialized care (please specify)
  - d. student housing
  - e. other (please specify)
3. Do you work on a referral basis, are you listed in the phone book, or do you operate on a "word-of-mouth" basis?
4. If you do not assist in providing housing, who do you use for referrals?
5. Rate the following as to percentage of individuals seeking housing with regards to age:
  - a. < 18
  - b. 18 - 35
  - c. 35 - 55
  - d. > 55

With regards to income?

  - a. < \$18,000
  - b. \$18,000 - \$25,000
  - c. \$25,000 - \$35,000
  - d. \$35,000 - \$45,000
  - e. \$45,000 - \$55,000
  - f. > \$55,000
6. What kind of financial aide is available to these individuals?
7. What do you see as priorities for providing housing on behalf of your agency?
8. How could Tuolumne County government aide in providing affordable housing?
9. With which of the following do you most often work?
  - a. young families
  - b. senior housing
  - c. "empty nesters"
  - d. single professionals
  - e. low/moderate income families
  - f. other (please specify)
10. What is needed in Tuolumne County to encourage the development of more low and moderate income housing? (if more than one, please rate in order of importance)
  - a. reduction of mitigation fees
  - b. reduction of development standards
  - c. reduction of permit processing time
  - d. inclusionary ordinances (whereby new housing projects are mandated to provide a portion to be set aside for low/moderate income housing)
  - e. expansion of public services
  - f. rezoning to provide for more multi-family property
  - g. provisions for < 6,000 sq. ft. lots
  - h. suggestions:





11. Would it help to have mitigation fees due at time of occupancy rather than at the building permit stage?
12. Tuolumne County has an existing "density bonus" ordinance (ie., a developer may construct 25% more housing on a given project if a portion is set aside for low/moderate income housing) that has rarely been used. Why do you think that is?
13. Is there a need to allow for "in-law" quarters in residential districts? (Possible for construction costs to be reduced through the use of existing infrastructure; more efficient use of residentially zone land).
14. Would you be interested in being involved in an "informal" task force to work on housing issues in Tuolumne County?

Contact Person

\_\_\_\_\_

Agency Address

\_\_\_\_\_

Phone No.

\_\_\_\_\_

Any final comments? Thank you.



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